



C/O COMMUNITY DEVELOPMENT DEPARTMENT
345 NORTH EL DORADO STREET – PERMIT CENTER
STOCKTON, CA 95202-1997 (209) 937-8266

PLANNING COMMISSION MEMBERS

Salvador Lauron, Chair (Dist. 6)
Emily Bruce, Vice Chair (Dist. 2)
Diana Lowery (At-Large)
Frank Cusumano (Dist. 4)

PLANNING COMMISSION MEMBERS

George Lucas (Dist. 5)
Ashland O. Brown (Dist. 3)
Christopher Kontos (Dist. 1)

PLANNING COMMISSION AGENDA

REGULAR MEETING

DATE/TIME: THURSDAY, OCTOBER 9, 2003 AT 7 P.M.

LOCATION: COUNCIL CHAMBERS, SECOND FLOOR, CITY HALL,
425 N. EL DORADO STREET, STOCKTON, CA

- A. PLEDGE TO THE FLAG
- B. ROLL CALL
- C. CONSENT ITEM(S): D-1, F-1 AND F-2

*Agendas can be viewed on the City of Stockton web site www.stocktongov.com/CD/pages/planning.htm
Copies of staff reports are available upon request.*

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS: *State legislation requires disclosure of campaign contributions of \$250 or more, made to any Planning Commissioner, by any person who actively supports or opposes any application pending before the Planning Commission, and such person has a financial interest in the decision. Active support or opposition includes lobbying a Commissioner and/or testifying for or against such an application. Any person having made a \$250 or larger contribution within the preceding 12 months must disclose that fact during the public hearing or on said application.*

The official City Planning Commission policy is that applications pending before this Commission should not be discussed with the Commission members outside of a public hearing. If any representations are made privately, they must be identified and placed in the public record at the time of the hearing.

If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

NOTE: *All proceedings before the City Planning Commission are conducted in English. The City of Stockton does not furnish interpreters and, if one is needed, it shall be the responsibility of the person(s) needing one.*

CONSENT ITEMS: *Information concerning the consent items listed above have been forwarded to the Planning Commission prior to the meeting. Unless a Planning Commissioner or member of the audience has a questions concerning a particular item and asks that it be removed from the Consent Calendar, the items are approved at one time by a roll call vote. Anyone wishing to speak on a consent item or public hearing item, please complete a "Request to Speak Card" and submit it to the Recording Secretary prior to the meeting.*

D. MINUTES

CONSENT

1. Approval of the minutes for the meeting of September 25, 2003.

E. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

GENERAL PLAN AMENDMENT, REZONING, DEVELOPMENT AGREEMENT AND MASTER DEVELOPMENT PLAN

E-1) Public hearing regarding the requests of the Trustees of the California State University and Grupe Commercial Company for the University Park Project (CSUS Campus) on a 100± acre site bounded by Harding Way, California Street, Park Street and the UPRR tracks, including:

(a) Certification of a Final Environmental Impact Report/Initial Study (FSEIR/IS) and adoption of the "Findings, Statement of Overriding Considerations, and Mitigation Monitoring/Reporting Program for the University Park Project" (FEIR3-02/IS10-02) – The FEIR/IS addresses the design and development of a mixed use project for the California State University Campus/Stockton to include educational, residential, office and commercial uses.

(b) Mixed Use (MX) Component (University Park):

1. Amend the General Plan Land Use/Circulation Diagram from Institutional to Mixed Use and add elementary and high school symbols (GPA3-02);
2. Rezone from P-L, Public Lands to MX, Mixed Use District, (Z-3-02);
3. Master Development Plan with Mixed Use (MX) zoning (MDP1-02); and
4. Development Agreement with a Master Development Plan and Mixed Use (MX) zoning (DA3-02).

TENTATIVE SUBDIVISION MAP

E-2) Continued public hearing regarding the request of Henry and Lydia Garcia, Trust, for:

(a) Approval of an Addendum/Initial Study (IS25-03) to a previously-certified Final Environmental Impact Report (FEIR2-86), as amended, and the adoption of modified "Findings and Mitigation Monitoring/Reporting Program for the Weston Ranch Residential Project"; and

- (b) Tentative map to subdivide a 13.9±-acre parcel into 66 lots and designate a 1.23-acre site as a remainder, for property located east of McDougald Boulevard between Henry Long Boulevard and French Camp Road (TM25-03-Cornerstone II).

This item was continued from the Planning Commission meeting of September 25, 2003.

USE PERMITS

- E-3)** Continued public hearing regarding the request of Charan S. Dhillon, et al., for a Use Permit to modify previously-approved Use Permit (UP56-89) conditions to expand an existing mini-mart with the off-sale of beer and wine and dispensing gasoline, including a request for a partial waiver of Planning Commission adopted Development Standards for Mini-Marts Selling Alcoholic Beverages and Dispensing Gasoline at 2057 South El Dorado Street (UP62-03).

This item was continued from the Planning Commission meetings of August 14 and September 11, 2003.

- E-4)** Public hearing regarding the request of Kelly L. Truong for a Use Permit to expand the capacity of an existing family child care home from eight to 14 children at 3942 Genova Lane (UP78-03).
- E-5)** Public hearing regarding the request of An Vuong and Van Dang for a Use Permit to allow the relocation of an existing food market with off-sale of beer and wine from 417 East Weber Avenue to 19 North California Street (UP81-03).
- E-6)** Public hearing regarding the request of First Baptist Church for a Special Use Permit to modify previously-approved Use Permit (UP87-02) conditions to allow the operation of a proposed elementary school for kindergarten through eighth grade at 3535 North El Dorado Street (SUP89-03).

F. OTHER BUSINESS

CONSENT

- F-1) USE PERMIT REVIEW – ONE-YEAR: TIMOTHY AND PAMELA EMERICK (UP88-01)** – Fifteen bed group home for mentally disabled men and women at 1117 South Grant Street.

CONSENT

- F-2) USE PERMIT REVIEW – ONE-YEAR: JODHA S. GILL, ET AL. (UP62-02)** – Modify previously-approved Use Permits (UP46-84 and UP38-87) conditions to allow the off-sale of beer and wine in an existing gasoline service station with a mini-mart and a car wash and a partial waiver of the Planning Commission adopted

Development Standards for Mini-Marts Selling Alcoholic Beverages
and Dispensing Gasoline at 440 West Charter Way.

G. COMMUNICATION

H. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

I. COMMISSIONER'S SUGGESTION

J. AUDIENCE PARTICIPATION

For any person wishing to address the Planning Commission on any planning matter not on the printed agenda.

K. COMMISSIONER'S RESPONSE

L. ADJOURNMENT

The next meeting of the Planning Commission is scheduled for October 23, 2003.

JAMES E. GLASER, SECRETARY
CITY PLANNING COMMISSION